036.0	0001	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	626,500	/	626,500
USE VALUE:	626,500	/	626,500
ASSESSED:	626,500	/	626,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
115		NORTH UNION ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EBBS CHARLES CONOR
Owner 2:	MUDD GENEVIEVE NATALIE
Owner 3:	
Street 1:	115 NORTH UNION ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RAUS JOHN M & -
Owner 2:	NADEAU NICOLE L -
Street 1:	115 NORTH UNION STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Vinyl Exterior and 1704 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6059.000	241,400		385,100	626,500
Total Card	0.139	241,400		385,100	626,500
Total Parcel	0.139	241,400		385,100	626,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 367.66 | /Parcel: 367.66

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	24814
GIS Ref	
GIS Ref	
Insp Date	12/06/18

!2927!

PREVIOUS ASSESSMENT

Parcel ID: 036.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	241,400	0	6,059.	385,100	626,500		Year end	12/23/2021
2021	101	FV	231,800	0	6,059.	385,100	616,900		Year End Roll	12/10/2020
2020	101	FV	231,800	0	6,059.	385,100	616,900	616,900	Year End Roll	12/18/2019
2019	101	FV	202,200	0	6,059.	349,000	551,200	551,200	Year End Roll	1/3/2019
2018	101	FV	202,200	0	6,059.	331,000	533,200	533,200	Year End Roll	12/20/2017
2017	101	FV	202,200	0	6,059.	288,800	491,000	491,000	Year End Roll	1/3/2017
2016	101	FV	202,200	0	6,059.	246,700	448,900	448,900	Year End	1/4/2016
2015	101	FV	189,400	0	6,059.	228,700	418,100	418,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:16:47

LAST REV

Date	Time
11/29/21	09:36:21
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2927

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAUS JOHN M &,	79139-31	1	11/15/2021		950,000	No	No		
CHAPMAN CHRISTO	65371-341		5/15/2015		551,000	No	No		
SHEA STEPHANIE	60277-182		10/18/2012	Convenience	1	No	No		
CADDIGAN MARGAR	49024-178		2/22/2007		389,900	No	No		
CADDIGAN THOMAS	26424-5		6/21/1996			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/19/2018	1730	Insulate	1,870	C				
9/6/1996	445		2,800					10X16 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2018	MEAS&NOTICE	CC	Chris C
4/28/2016	Sales Review	PT	Paul T
4/9/2009	Meas/Inspect	163	PATRIOT
12/3/2008	MLS	MM	Mary M
6/12/2007	MLS	HC	Helen Chinal
11/2/2000	Hearing N/C	189	PATRIOT
4/22/2000	Inspected	264	PATRIOT
2/29/2000	Measured	197	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	24814
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6059		Sq. Ft.	Site		0	64.	0.99	3									385,131						385,100	

Total AC/HA:	0.13910	Total SF/SM:	6059	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 385,131	Spl Credit	Total: 385,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99792004
Adj $ / SQ:	148.191
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	327992
Depreciation:	86590
Depreciated Total:	241402

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

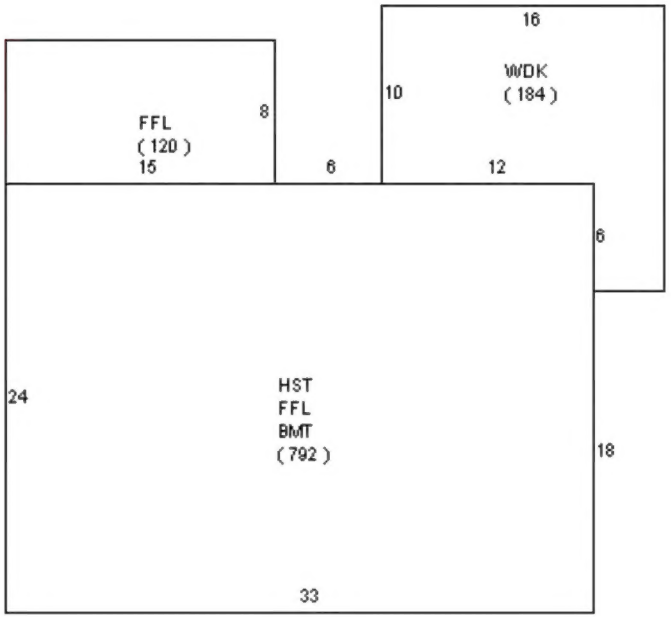
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	148.19
Special Features:	0	Val/Su Net:	105.69
Final Total:	241400	Val/Su SzAd	184.56

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	912	148.190	135,150
BMT	Basement	792	62.570	49,558
HST	Half Story	396	148.190	58,684
WDK	Deck	184	11.410	2,100

Net Sketched Area:	2,284	Total:	245,492
Size Ad	1308	Gross Area	2680	FinArea	1704
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

036.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc